

Transportation Concurrency

Questions and Answers

What is Transportation Concurrency?

The State Growth Management Act requires jurisdictions to adopt level of service (LOS) standards for their transportation systems and to prohibit development if it will cause the transportation level of service to decline below the adopted LOS.

State law requires that improvements (e.g. streets, sidewalks, bike lanes) needed to maintain Issaquah's adopted LOS must be installed at the time of development, or that a financial commitment is in place to complete the improvements or mitigation strategies within six years of the development.

Effective February 2, 2015, the City Council adopted a simplified concurrency program ([Ordinance #2733](#)) addressing these requirements.

What is the City's adopted Level of Service?

The City's adopted Level of Service is LOS "D" provided that six (6) concurrency intersections may operate at LOS E or F at any point in time; as long as the weighted average (by traffic volume) citywide LOS standard for all concurrency intersections is maintained at LOS D. All other concurrency intersections must operate at LOS D or better. The following six (6) intersections may operate at LOS E or F:

- o NW Sammamish Road/12th Avenue NW/17th Avenue NW/SE 56th Street
- o SR 900/I-90 Eastbound Ramps
- o Sunset Way/Front Street
- o SE Issaquah Fall City Road/Issaquah Pine Lake Road SE/Highlands Drive NE
- o SR 900/NW Talus Drive
- o SE Issaquah Fall City Road/SE Black Nugget Road

How does Issaquah maintain our adopted Level of Service?

The City has computer modeled motorized and non-motorized transportation projects needed to maintain the adopted LOS and accommodate the projected growth by 2030 of up to approximately 10,000 residential units and 7.5 million square feet of commercial space by 2030. The new transportation projects results in a capacity of 8,441 new trips (Trip Bank) to accommodate the growth. Each year, the City prioritizes the needed transportation projects through City Council adoption of the Capital Facilities Element and builds the needed projects.

How does the Simplified Transportation Concurrency review process work?

Withdraw trips from City Trip Bank: In simplified concurrency a development's trips are compared to a citywide trip bank. The Trip Bank beginning balance is 8,441 trips. The trips are located in the [Central Issaquah Plan area](#); up to 300 trips may occur outside this boundary. If the development is within the citywide Trip Bank balance, it passes concurrency. This is the Concurrency Certificate review process with a \$50/trip fee.

Pay Impact/Mitigation Fees: After passing concurrency, at building permit issuance the development mitigates its impacts to the city-wide transportation system by paying a Traffic Impact Fee and a Bike/Pedestrian Mitigation Fee. Traffic modeling and developer construction of system-wide improvements is no longer required.

Local Improvements by Developer: For developments that generate 30 or more p.m. peak hour trips, traffic modeling and developer improvements may still be required through SEPA review of local operation and safety impacts, such as improvements to local driveways focused on safe left and right turns and traffic queues.

System Improvements by City: The City, not the developer, uses the traffic and bike/pedestrian fees to make improvements to the city-wide system to maintain our adopted LOS.

When is Simplified Transportation Concurrency effective?

Effective February 2, 2015, the Issaquah City Council adopted simplified Concurrency and Impact/Mitigation Fees ([Ordinance #2733](#)).

This adoption updates the original Transportation Concurrency Management program adopted by the City Council effective May 5, 1998 ([Ord. 2184](#)), and revised Transportation Concurrency effective October 18, 2010 ([Ord. 2595](#)).

Who must apply for Transportation Concurrency review?

Any new development, expansion or other modification that requires a development permit. Changes of Use of buildings that have been vacant less than 1 year are not required to apply.

Who is exempt from Transportation Concurrency review?

- o Low Income Housing
 - o Buildings or structures constructed by a regional transit authority
 - o City Projects
 - o Reconstruction of buildings destroyed by fire
- Note: Changes of Use do not have to apply for Concurrency review.

When must I apply for Transportation Concurrency?

Prior to or at the same time as a project's first development permit application.
(Pre-application Meetings, Neighborhood Meetings, Community Conferences do not apply).

When is a Transportation Concurrency Certificate Issued?

Prior to the decision on the first underlying development permit.

What happens if Transportation Concurrency review is unsuccessful?

A Concurrency Certificate shall not be issued when:

- o An application's trips exceed the Trip Bank; or
- o The proposed land use type, location, or size is not consistent with the City's land use forecasts used for concurrency modeling and determination of the Trip Bank capacity. For example, up to 300 trips may be located outside the Central Issaquah Plan area (map link).

An applicant failing concurrency has 60 days to consider several options for achieving concurrency outlined in IMC 18.15.290 Failing Concurrency.

How long is a Transportation Concurrency Certificate valid?

A Certificate of Concurrency is valid:

- For one year from the date of issuance; and
- During the time any associated development permits, including construction permits, are under review; and
- During the time the associated development permit(s) approvals are valid.
- For projects that include the use of TDR's (Transfer of Development Rights), the certificate shall be valid for three years.

When will a Transportation Certificate expire?

A concurrency certificate shall expire if:

1. A complete development permit application for the project has not been submitted to the Permit Center within one (1) year from the issuance of the concurrency certificate; three (3) years from issuance for a project that includes TDR's.
2. The related development permit application is denied or revoked by the City.
3. The related development permit expires prior to issuance of a building permit.

Can a Transportation Concurrency Certificate be extended?

No. A transportation concurrency certificate may not be extended. A new concurrency certificate is required if the previous certificate has expired.

Can a Transportation Concurrency Certificate be transferred to someone else?

A Certificate of Concurrency is valid only for the specified parcel on which the development will be built, and is valid only for subsequent development permits for the same proposal. New owners of the parcel that desire to build the same proposed development may use the same certificate.

What is the cost of Transportation Concurrency Review?

The Transportation Concurrency Review Application Fee is \$50 per Trip payable at Land Use Permit submittal.

Where do I apply for a Certificate of Transportation Concurrency?

Please complete the [Transportation Concurrency Application](#) and submit it along with your appropriate land use application to the Permit Center, 1775 12th Avenue NW (next to Holiday Inn) or online at www.MyBuildingPermit.com. Please schedule an intake appointment to ensure prompt service by contacting the Permit Center at (425) 837-3100.

Where can I get more information?

- For general questions: call the Permit Center (425-837-3100)
- For Transportation Concurrency:
 - David Favour (425-837-3090 or davef@issaquahwa.gov)
 - Christopher Wright (425-837-3093 or chrisw@issaquahwa.gov)
- Council adoption documents: [Ordinance #2733](#) and [Agenda Bill #6876](#)